

BOARD OF ASSESSMENT REVIEW MEETING MINUTES

DATE: January 31, 2007

LOCATION: Municipal Court Room

MEMBERS PRESENT: Marilyn Sciarillo, Sandra Leuder, and Cornelius Collins

TOWN ASSESSOR: Charles E. Vacca

Jennifer Misto, Account Clerk III

Ms. Sciarillo called the meeting to order at 10:15 a.m.

**PETITION #5 (Referred to as #1 in mtg.) –Ciampi, David M. – A/P
155/065– 486 Atlantic Ave**

Lot size: 9,270 SF Assessed Value: Bldg: \$172,600 Land: \$301,700

Applicant did not list his estimated value of land and bldg.

Mr. Ciampi listed the following in his appeal:

- Lot size**
- Drainage Ditch on property (currently in litigation with the Town)**
- Wet lands**

Exhibits provided to Board for his appeal are on file with his

application.

**PETITION #6 (Referred to as #2 in mtg.) –Saints Limited Partnership–
A/P 145/008– 51 Haversham Rd.**

Represented by Attorney Elizabeth McDonough Noonan.

**Lot size: 462,059 SF Assessed Value: Bldg: \$403,900 Land:
\$4,044,000**

Owner's Estimate of Value: Bldg: \$270,634 Land: \$3,490,000

This property has been under appeal in Superior Court for several years. Stated appraiser for property was Steven McAndrew. No appraisal or further documentation was provided.

**PETITION #7 (Referred to as #3 in mtg) –Shelter Harbor Golf Course–
A/P 115/002 –5355 Old Post Rd. Charlestown, RI 02813**

Represented by Attorney Elizabeth McDonough Noonan.

**Lot size: 12,618,025 SF Assessed Value: Bldg: \$10,953,600 Land:
\$4,038,100**

Owner's Estimated Value: Listed Total Assmt. of \$6,400,000. (not including the 20% taxed in Charlestown.)

- Hired Larry Hirsch from PA for their appraisal. (Used Income approach evaluation in provided appraisal)
- Board is planning a site visit for this property as continuation of this meeting.

**PETITION #8 (Referred to as #4 in mtg.) –Dolce, Thomas & Marilyn–
A/P 010/016 –
50 Springbrook Rd**

Lot size: 1,275,760 SF Assessed Value: Bldg: \$384,900 Land: \$281,500

Owner's Estimated Value: Listed Total Assmt. of \$450,000

- used the following lots as comparison: 011-006B / 52 Boombridge Rd. ; 011-022 /25 Moriah Dr.; 011-052/ 43 Boombridge Rd.
- ledge along driveway and surrounding parts of property
- wetlands on property
- Noted that Springbrook was only entrance to property
- Stated they are being assessed for future potential of property rather than present use

As mentioned, the Board will be making site visits as a continuation of this meeting.

***Please note, corrections made to the numbering of the above stated petitions from this meeting.**

After the hearing, the Board made decisions on the following petitions:

PETITION #3 – Caserella, Thomas V. & Marie F. – A/P 152/041 – 86 Montauk Ave

The Board voted unanimously no change.

PETITION #2 – Lewiss, Florence L. – A/P 167/012 – 431 Atlantic Ave.

The Board voted 2 to 1 no change.

***PETITION #8- Dolce, Thomas & Marilyn – A/P 010/016 – 50 Springbrook Rd.**

The Board voted unanimously to reduce the excess land value from \$6,000/acre to \$5,000/acre (+/-). Resulted in a reduction of Land Assessment from \$281,500 to \$254,700. Building value remained unchanged.

There is no further business before the Board at this time. Ms. Sciarillo adjourned the meeting.

Respectfully submitted,

Marilyn Sciarillo
Chairperson